

84-364-SPH 1. PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should: approve _____ an extension of the utilization period for an additional two years _____ for Special Exception, originally granted for three years, in Case No. 81-168-KSPH _____

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Joshua F. Cockey of B.
Signature _____ (Type or Print Name) _____

Address _____
City and State _____

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 84-346-A, 84-349-A, 84-350-A, 84-351-A, 84-352-A,
SUBJECT: 84-353-A, 84-354-SPH, 84-357-A, 84-358-A, 84-359-A, 84-361-A and 84-364-SPH.

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

84-364-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of May, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner Joshua F. Cockey, et ux
Petitioner's Attorney Bernard J. Medairy, Jr., Esq.

Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Item No. 294 - Case No. 84-364-SPH
Joshua F. Cockey, et ux
Special Hearing Petition

Dear Mr. Medairy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #294 (1983-1984)
Property Owner: Joshua F. Cockey, et ux
W/S Beaver Dam Rd. opp. Cockeysville Rd.
Acres: 11.955 and 0.0155
District 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject item.

General:

This property (Project 83068) was the subject of review by the County Review Group May 4, 1983, with a Continued Review Meeting June 9, 1983.

Comments were also supplied in conjunction with the Zoning Advisory Committee review in connection with Item 124 (1980-1981).

This office has no further comment in regard to this Item 294 (1983-1984).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:res

V-SE Key Sheet
66 & 67 NW 8 Pos. Sheets
NW 17 B Topo
51 Tax Map

Encl.

Mr. William S. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #124 (1980-1981)
Property Owner: Joshua F. & Doris R. Cockey
W/S Beaver Dam Rd. opposite Cockeysville Rd.
Acres: 11.955 Acres District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Beaver Dam Road, a recently reconstructed County road in this vicinity, is improved generally as a 48-foot closed section roadway on a 70-foot right-of-way, expanded as necessary for the channelized intersection with Cockeysville Road and the Beaver Dam Run bridge, (see Drawings 874-0094, 0095, 0096, etc., File 5).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Goodwin Run, tributary to Beaver Dam Run (which is adjacent to this property) traverses the site, flowing into the indicated onsite Beaver Springs Run.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #124 (1980-1981)
Property Owner: Joshua F. & Doris R. Cockey
Page 2
February 11, 1981

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The 100-year flood plain plus freeboard for the Loch Raven-Eastern Run-Beaver Dam Run floodway will be required in conjunction with any further development of this property.

Water and Sanitary Sewers:

This property is tributary to Loch Raven Reservoir via Beaver Dam Run. There is a public 16-inch water main and 8-inch public sanitary sewers in Beaver Dam Road. The 30-inch Beaver Dam Run Interceptor Sewer exists partially within and just westerly of this site.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

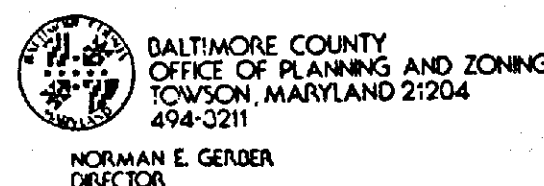
RAM:EAM:FW:res

cc: Jack Hixley

V-SE Key Sheet
66 & 67 NW 8 Pos. Sheet
NW 17 B Topo
51 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

and the fact that the petitioner has not been able to obtain a permit for the proposed use of the property, the Board of Zoning Appeals has granted the petitioner a special exception for the proposed use of the property.



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-8-84
Item # 294
Property Owner: Joshua F. Cockey, et ux
Location: W/S Beaver Dam Rd. opp. Cockeysville Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning drawings requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The property is located in a deficient service area as defined by §111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by §111-178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Zoning Case # 81-168-X

James A. Bower
Chief, Current Planning and Development

cc: James Howell

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S Beaver Dam Rd. opposite
Cockeysville Rd., 8th District : OF BALTIMORE COUNTY
JOSHUA F. COCKEY OF B., et ux : Case No. 84-364-SPH
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman, Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Bernard J. Medsary, Jr., Esquire, 204 Courtland Avenue, Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
W/S Beaver Dam Rd., opposite : DEPUTY ZONING COMMISSIONER
Cockeysville Rd., 8th Election :
District : OF
Joshua F. Cockey of B., et ux - :
Petitioners : BALTIMORE COUNTY
No. 84-364-SPH (Item No. 294)

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that on April 28, 1981, Case No. 81-168-XSPH, the petitioner was granted a special exception for a hotel, subject, however, to restrictions including the requirement that the special exception be utilized within three years from the date of that Order; that the special exception was scheduled to expire on April 28, 1984; however, the Petition for Special Hearing to extend the time for utilization for an additional two years was filed prior thereto and to approve the request would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

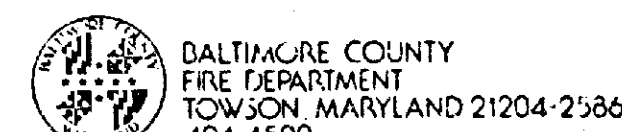
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of July, 1984, that the time for utilization of the special exception granted in Case No. 81-168-XSPH be extended for an additional period of 2 years measured from April 28, 1984, and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to compliance with the plan approved by the County Review Group, dated June 9, 1983, and with the restrictions contained in said Order, dated April 28, 1981.

James M. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE July 6, 1984

BY May Longenecker



PAUL H. REINCKE
CHIEF

May 9, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joshua F. Cockey, et ux
Location: W/S Beaver Dam Road opp. Cockeysville Road

Item No. 294 Zoning Agenda: Meeting of 5/8/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. On site fire hydrants shall have minimum 6" diam.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: Paul H. Reincke, Chief, Fire Prevention Bureau
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: May 10, 1984

FROM: C. E. Burgham, Chief, Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting of May 8, 1984

Item #	Comments
Item #292	See Comments
Item #293	See Comments
Item #294	No Comment
Item #295	See Comment
Item #296	See Comments
Item #297	Standard Comments
Item #298	See Comments

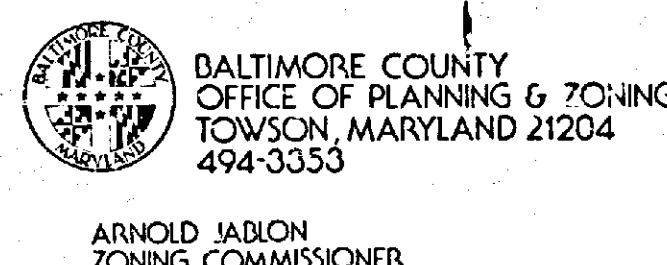
CEB/vv

Zoning Item # 294 Zoning Advisory Committee Meeting of May 8, 1984
Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



ARNOLD JABLON
ZONING COMMISSIONER

July 6, 1984

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S of Beaver Dam Rd., opposite
Cockeysville Rd. - 8th Election
District
Joshua F. Cockey of B., et ux -
Petitioners
No. 84-364-SPH (Item No. 294)

Dear Mr. Medairy:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMJH/mc

Attachments

cc: People's Counsel

LG3124 034 46
CERTIFICATE OF PUBLICATION
84-364-SPH
Towson, Md. 7/20 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 14th day of June 1984.
The TOWSON TIMES
Margello
Cost of Advertisement: \$25.44

LG3124 034 46
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The TOWSON TIMES
Margello
Cost of Advertisement: \$25.44

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6-15-84
Petition for: Special Hearing
Petitioner: Joshua F. Cockey of B., et ux
Location of property: W/S Beaver Dam Road, opposite Cockeysville Road
Location of Signs: West side of Beaver Dam Road, approx. 200' south of Cockeysville Road
Remarks: N/A
Posted by: N/A
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 7, 1984.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 7, 1984.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising 22.00

May 29, 1984

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
W/S Beaver Dam Road opposite Cockeysville Road
Joshua F. Cockey of B., et ux - Petitioners
Case No. 84-364-SPH

TIME: 11:00 A.M.

DATE: Tuesday, June 26, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

No. 130205

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

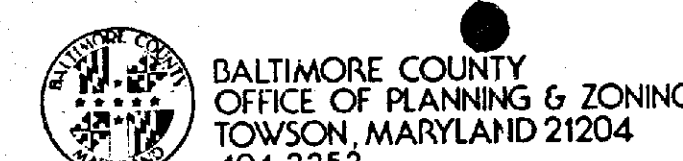
DATE: 7-25-84 ACCOUNT: 84-01-615-000

AMOUNT: 169.00

RECEIVED FROM: *Joshua F. Cockey of B., et ux*
FOR: *Fluoride for water* 294

6 115*****1000010 6254A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

June 19, 1984

Bernard J. Medairy, Jr., Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S Beaver Dam Rd. opposite Cockeysville Road
Joshua F. Cockey of B., et ux - Petitioners
Case No. 84-364-SPH

Dear Mr. Medairy:

This is to advise you that \$52.44 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Januszy, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 131901
DATE: 6/25/84 ACCOUNT: R-01-615-000
AMOUNT: \$52.44
RECEIVED FROM: Joshua F. Cockey of B.
FOR: Advertising and Posting Case 84-364-SPH
6 052*****5226410 6254A
VALIDATION OR SIGNATURE OF CASHIER

April 25, 1984

Zoning Description Parcel A

All that piece or parcel of land described as Parcel A on the Plat to Accompany Petition for Special Exception and Special Hearing Requested to amend the existing site plan for the Limestone Valley Dinner Theater to provide for abandonment of Parcel A, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the South 17 degrees 14 minutes East property line being distant from the westerly prolongation of the centerline of Cockeysville Road the five following courses and distances viz: South 31 degrees 22 minutes East 150 feet measured along the west side of Beaver Dam Road as now widened, South 32 degrees 00 minutes East 159.50 feet, South 29 degrees 41 minutes East 90.09 feet, South 60 degrees 14 minutes West 256.94 feet, and South 17 degrees 14 minutes East 106.00 feet along the outline of property of the petitioners to the point of beginning for Parcel A, thence running South 29 degrees 46 minutes East 78.09 feet adjoining the face of the westerly wall of the Limestone Valley Dinner Theater Building, thence continuing South 60 degrees 14 minutes West 17.36 feet to intersect the South 17 degrees 14 minutes East property line thence continuing reversely North 17 degrees 14 minutes West 80.00 feet to the place of beginning.

Containing 0.0155 Acres of land more or less and titled to Joshua F. Cockey of B. and Doris R. Cockey.

Note: This description is not to be used for conveyance purposes.

April 25, 1984

Zoning Description Parcels A and B

All that piece or parcel of land formed by the joining of Parcel A and Parcel B shown on the Plat to Accompany Petition for Special Exception, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the westernmost side of Beaver Dam Road as widened, distant South 31 degrees 22 minutes East 150 feet measured along the west side of Beaver Dam Road from a point in line with the westerly prolongation of the centerline of Cockeysville Road, and running thence and binding on the westernmost side of Beaver Dam Road as widened, the two following courses and distances viz: South 32 degrees 00 minutes East 159.50 feet and South 29 degrees 41 minutes East 90.09 feet, thence leaving said road and binding on the outline of the previously approved site plan for the Limestone Valley Dinner Theater the two following courses and distances South 52 degrees 14 minutes West 256.94 feet and South 17 degrees 14 minutes East 106.00 feet to the beginning of Parcel A and continuing thence South 29 degrees 46 minutes East 78.09 feet and South 60 degrees 14 minutes West 17.36 feet to a point on the original property line thence continuing and binding on the outline of the property of the petitioners herein, the fourteen following courses and distances viz: South 17 degrees 14 minutes East 90.09 feet, South 60 degrees 14 minutes West 76.44 feet, South 9 degrees 25 minutes East 196.30 feet, North 78 degrees 16 minutes West 495.14 feet, North 12 degrees 12 minutes West 660.96 feet, North 82 degrees 01 minute East 265.0 feet, North 10 degrees 16 minutes East 490.98 feet, North 38 degrees 53 minutes East 75.53 feet, South 29 degrees 36 minutes East 56.60 feet, South 25 degrees 47 minutes East 150.34 feet, South 29 degrees 36 minutes East 202.68 feet, South 60 degrees 14 minutes West 149.00 feet, South 01 degrees 54 minutes West 176.23 feet and North 60 degrees 14 minutes East 245.56 feet to the place of beginning.

Containing 11.955 Acres of land more or less and titled to Joshua F. Cockey of B.

Note: This description is not to be used for conveyance purposes.

